133.0	0006	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	810,600 /	810,600
USE VALUE:	810,600 /	810,600
ASSESSED:	810,600 /	810,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		ENDICOTT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLSON ROBERT A & MARJORIE L
Owner 2:	
Owner 3:	
Street 1:	7 ENDICOTT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Aluminum Exterior and 2386 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5649.000	280,100		530,500	810,600
Total Card	0.130	280,100		530,500	810,600
Total Parcel	0.130	280,100		530,500	810,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.79 | /Parcel: 339.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	85650
GIS Ref	
GIS Ref	
Insp Date	05/19/18

!10384!

PREVIOUS ASSESSMENT

Parcel ID 133.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,100	0	5,649.	530,500	810,600		Year end	12/23/2021
2021	101	FV	270,700	0	5,649.	530,500	801,200		Year End Roll	12/10/2020
2020	101	FV	270,700	0	5,649.	530,500	801,200	801,200	Year End Roll	12/18/2019
2019	101	FV	225,700	0	5,649.	560,000	785,700	785,700	Year End Roll	1/3/2019
2018	101	FV	225,700	0	5,649.	412,600	638,300	638,300	Year End Roll	12/20/2017
2017	101	FV	225,700	0	5,649.	394,900	620,600	620,600	Year End Roll	1/3/2017
2016	101	FV	225,700	0	5,649.	365,500	591,200	591,200	Year End	1/4/2016
2015	101	FV	212,100	0	5,649.	306,500	518,600	518,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:36:58

LAST REV

Date	Time
06/04/18	09:48:31

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10384

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11617-178		12/16/1968			No	No		N

USER DEFINED

Prior Id # 1:	85650
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2010	614	Manual	2,400					
5/27/2009	384	Wood Dec	13,300					

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Inspected	HS	Hanne S
5/9/2018	MEAS&NOTICE	CC	Chris C
11/13/2008	Meas/Inspect	189	PATRIOT
11/4/1999	Meas/Inspect	264	PATRIOT
7/30/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5649		Sq. Ft.	Site		0	90.	1.04	10									530,521						530,500	

Total AC/HA:	0.12968	Total SF/SM:	5649	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	530,521	Spl Credit		Total:	530,500

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood		10 %
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.26619720
Const Adj.:	0.99098992
Adj $ / SQ:	138.027
Other Features:	102800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405927
Depreciation:	125837
Depreciated Total:	280090

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

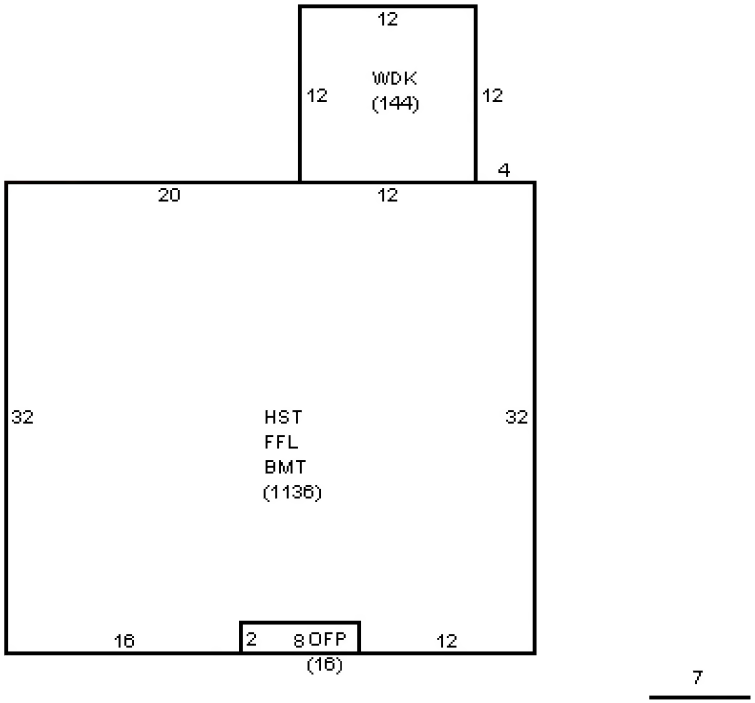
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	138.03
Special Features:	0	Val/Su Net:	93.37
Final Total:	280100	Val/Su SzAd	164.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,136	57.560	65,385
FFL	First Floor	1,136	138.030	156,798
HST	Half Story	568	138.030	78,399
WDK	Deck	144	12.830	1,847
OFP	Open Porch	16	43.600	698

Net Sketched Area:	3,000			Total:	303,127
Size Ad	1704	Gross Area	3568	FinArea	2386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc